

1961 MARKET PRICE CALCULATOR

The table below can be used to find the average selling price of a single-family residence which has been well maintained, if a previous selling price is known. It assumes, however, that the previous selling price was a fair price at the time. Suppose, for instance, that a residence sold in June 1920 for \$10,000, and that this was a fair price for the property at the time. The property has been well maintained, and there have been no major additions. By referring to the table it will be found that the index for June 1920 is 2.64. It is merely necessary to multiply the selling price at that time by this index in order to find the average selling price today. Since $\$10,000 \times 2.64 = \$26,400$, if this property has varied as the general market has varied, it should sell today for \$26,400.

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1908	-	-	-	-	-	3.47	-	-	-	-	-	-
1909	-	-	-	-	-	3.24	-	-	-	-	-	-
1910	-	-	-	-	-	3.24	-	-	-	-	-	-
1911	-	-	-	-	-	3.19	-	-	-	-	-	-
1912	-	-	-	-	-	3.13	-	-	-	-	-	-
1913	-	-	-	-	-	3.24	-	-	-	-	-	-
1914	-	-	-	-	-	4.04	-	-	-	-	-	-
1915	-	-	-	-	-	3.70	-	-	-	-	-	-
1916	-	-	-	-	-	3.35	-	-	-	-	-	-
1917	-	-	-	-	-	3.59	-	-	-	-	-	-
1918	-	-	-	-	-	3.81	-	-	-	-	-	-
1919	3.60	3.58	3.56	3.54	3.50	3.46	3.43	3.39	3.35	3.27	3.19	3.11
1920	3.02	2.94	2.86	2.78	2.71	2.64	2.57	2.50	2.43	2.41	2.39	2.36
1921	2.34	2.32	2.30	2.28	2.26	2.23	2.21	2.24	2.16	2.16	2.15	2.25
1922	2.62	2.18	2.22	2.26	2.27	2.24	2.26	2.20	2.20	2.18	2.15	2.13
1923	2.11	2.08	2.07	2.04	2.03	2.05	2.04	2.06	2.04	2.01	2.02	2.02
1924	1.98	1.99	1.98	1.97	1.94	1.95	1.94	1.92	1.88	1.88	1.87	1.86
1925	1.88	1.86	1.84	1.83	1.84	1.81	1.77	1.76	1.77	1.77	1.77	1.77
1926	1.74	1.76	1.79	1.79	1.78	1.78	1.79	1.81	1.83	1.82	1.82	1.83
1927	1.82	1.83	1.81	1.79	1.80	1.80	1.80	1.80	1.82	1.82	1.81	1.81
1928	1.86	1.85	1.84	1.85	1.84	1.84	1.85	1.82	1.81	1.79	1.80	1.78
1929	1.74	1.68	1.69	1.72	1.72	1.70	1.69	1.70	1.71	1.72	1.73	1.74
1930	1.77	1.84	1.86	1.85	1.86	1.91	1.94	1.95	1.96	2.00	2.04	2.06
1931	2.08	2.10	2.13	2.18	2.20	2.32	2.44	2.56	2.68	2.79	2.91	3.03
1932	3.15	3.27	3.38	3.50	3.62	3.74	3.70	3.66	3.62	3.58	3.54	3.49
1933	3.45	3.41	3.37	3.33	3.29	3.24	3.24	3.24	3.24	3.24	3.24	3.24
1934	3.24	3.24	3.24	3.24	3.24	3.24	2.26	3.28	3.30	3.32	3.34	3.36
1935	3.38	3.40	3.41	3.43	3.45	3.47	3.41	3.35	3.30	3.24	3.23	3.22
1936	3.20	3.19	3.18	3.16	3.15	3.13	3.15	3.16	3.17	3.18	3.19	3.21
1937	3.22	3.23	3.24	3.17	3.09	3.01	2.93	2.86	2.78	2.75	2.73	2.70
1938	2.68	2.65	2.63	3.68	2.73	2.79	2.84	2.90	2.95	2.95	2.95	2.95
1939	2.95	2.95	2.95	2.95	2.97	2.98	3.00	3.02	3.04	3.07	3.10	3.13
1940	3.15	3.18	3.21	3.24	3.20	3.16	3.12	3.07	3.04	3.03	3.02	3.01
1941	3.00	2.99	3.00	3.01	3.02	3.03	3.04	2.97	2.91	2.84	2.78	2.77
1942	2.76	2.74	2.73	2.72	2.71	2.70	2.69	2.69	2.76	2.74	2.72	2.72
1943	2.71	2.69	2.68	2.68	2.67	2.67	2.69	2.69	2.61	2.52	2.51	2.47
1944	2.42	2.42	2.38	2.35	2.33	2.30	2.25	2.23	2.22	2.19	2.18	2.13
1945	2.11	2.08	2.06	2.04	2.00	1.96	1.94	1.91	1.85	1.81	1.77	1.72
1946	1.66	1.61	1.57	1.53	1.51	1.47	1.44	1.41	1.40	1.38	1.37	1.37
1947	1.37	1.37	1.38	1.37	1.36	1.36	1.36	1.36	1.35	1.34	1.33	1.31
1948	1.30	1.29	1.28	1.27	1.26	1.26	1.25	1.25	1.24	1.24	1.25	1.26
1949	1.26	1.27	1.27	1.27	1.27	1.28	1.28	1.28	1.28	1.28	1.28	1.28
1950	1.27	1.26	1.26	1.25	1.24	1.23	1.22	1.21	1.21	1.20	1.18	1.17
1951	1.16	1.15	1.15	1.14	1.14	1.13	1.12	1.12	1.11	1.11	1.10	1.10
1952	1.10	1.12	1.08	1.08	1.44	1.09	1.09	1.09	1.08	1.08	1.09	1.10
1953	1.10	1.10	1.10	1.09	1.10	1.09	1.09	1.09	1.08	1.09	1.08	1.08
1954	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.06
1955	1.07	1.06	1.06	1.06	1.06	1.06	1.06	1.05	1.04	1.04	1.04	1.04
1956	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.05	1.05	1.05
1957	1.05	1.05	1.05	1.05	1.04	1.04	1.04	1.04	1.03	1.03	1.03	1.03
1958	1.03	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.01	1.01
1959	1.01	1.01	1.01	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.99
1960	0.99	0.98	0.99	0.99	1.00	0.99	0.98	0.98	0.99	0.99	1.00	1.00
1961	1.00	1.00	1.00	1.00	1.00	1.00						

1961 LOCAL COST MODIFIERS

Akron, Ohio	121	Cheyenne, Wyo.	106
Albany, Ga.	83	Chicago, Ill.	118
Albany, N. Y.	111	Cincinnati, Ohio	117
Albuquerque, N. Mex.	107	Cleveland, Ohio	119
Alexandria, Va.	103	Columbia, S. C.	83
Allentown, Pa.	113	Columbus, Ohio	109
Alton, Ill.	118	Concord, N. H.	99
Amarillo, Tex.	104	Covington, Ky.	108
Asheville, N. C.	83	Dallas, Tex.	98
Ashland, Ky.	112	Davenport, Iowa	118
Atlanta, Ga.	99	Dayton, Ohio	106
Austin, Tex.	103	Decatur, Ill.	119
Baltimore, Md.	102	Denver, Colo.	107
Baton Rouge, La.	98	Des Moines, Iowa	113
Bay City, Mich.	112	Detroit, Mich.	112
Beaumont, Tex.	108	Dixon, Ill.	111
Belleville, Ill.	126	Dover, Del.	96
Bellingham, Wash.	112	Duluth, Minn.	107
Berkeley, Calif.	115	Durham, N. C.	88
Bethlehem, Pa.	113	Easton, Pa.	113
Billings, Mont.	106	East St. Louis, Ill.	116
Binghamton, N. Y.	112	Elizabeth, N. J.	118
Birmingham, Ala.	102	Elmira, N. Y.	105
Boise, Idaho	101	Elyria, Ohio	123
Borger, Tex.	108	Erie, Pa.	93
Boston, Mass.	112	Eugene, Oreg.	104
Bound Brook, N. J.*	126	Evansville, Ind.	103
Bridgeport, Conn.	118	Fall River, Mass.	109
Bristol, Conn.	119	Fargo, N. Dak.	95
Bristol, Pa.	106	Flint, Mich.	108
Bristol, Tenn.	87	Fort Lauderdale, Fla.	99
Buffalo, N. Y.	113	Fort Myers, Fla.	106
Burlington, Vt.	108	Fort Walton Beach, Fla.	99
Camden, N. J.	113	Fort Wayne, Ind.	110
Canton, Ohio	115	Gainesville, Fla.	106
Carbondale, Ill.	115	Gary, Ind.	120
Cedar Rapids, Iowa	116	Goshen, Ind.	113
Charleston, S. C.	93	Grand Rapids, Mich.	112
Charleston, W. Va.	116	Greensboro, N. C.	85
Charlotte, N. C.	89	Greenville, S. C.	78
Chattanooga, Tenn.	98	Hammond, Ind.	122

*Included in Northeastern Area, N. J., in previous editions.

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Hampton, Va.	91	Manchester, N. H.	104
Harrisburg, Pa.	112	Mansfield, Ohio	121
Hartford, Conn.	112	Memphis, Tenn.	96
Hazleton, Pa.	107	Miami, Fla.	101
High Point, N. C.	85	Middletown, Ohio	99
Hollywood, Fla.	99	Milwaukee, Wis.	110
Holyoke, Mass.	115	Minneapolis, Minn.	111
Houston, Tex.	101	Mobile, Ala.	102
Huntington, W. Va.	106	Moline, Ill.	116
Indianapolis, Ind.	108	Monmouth Beach, N. J.*	135
Iowa City, Iowa	105	Montgomery, Ala.	91
Jackson, Mich.	118	Muskogee, Okla.	97
Jackson, Miss.	99	Nashville, Tenn.	104
Jacksonville, Fla.	103	New Albany, Ind.	100
Jacksonville, Tex.	89	Newark, N. J.	127
Jefferson City, Mo.	100	New Britain, Conn.	119
Johnstown, Pa.	120	New Haven, Conn.	109
Jonesboro, Ark.	91	New Orleans, La.	98
Kalamazoo, Mich.	111	Newport News, Va.	91
Kansas City, Mo.	107	New York, N. Y.	133
Kenosha, Wis.	119	Niagara Falls, N. Y.	119
Kingsport, Tenn.	86	Norfolk, Va.	98
Klamath Falls, Oreg.	125	Oakland, Calif.	106
Knoxville, Tenn.	93	Ogden, Utah	113
Kokomo, Ind.	116	Oklahoma City, Okla.	110
Lafayette, Ind.	113	Olympia, Wash.	107
Lake Charles, La.	108	Omaha, Nebr.	113
Lansing, Mich.	108	Orlando, Fla.	106
Laredo, Tex.	98	Oshkosh, Wis.	110
Las Vegas, Nev.	121	Oswego, N. Y.	117
Lewiston, Idaho	114	Pasadena, Calif.	124
Lexington, Ky.	89	Paterson, N. J.	125
Lincoln, Nebr.	111	Pawtucket, R. I.	103
Little Rock, Ark.	103	Peoria, Ill.	118
Long Beach, Calif.	111	Philadelphia, Pa.	109
Lorain, Ohio	117	Phoenix, Ariz.	98
Los Angeles, Calif.	111	Pittsburgh, Pa.	119
Louisville, Ky.	104	Pittsfield, Mass.	114
Lynn, Mass.	119	Port Arthur, Tex.	108
Macon, Ga.	80	Port Jervis, N. Y.	114
Madison, Wis.	119	Portland, Maine	99

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Portland, Oreg.	108	Syracuse, N. Y.	115
Portsmouth, Ohio	109	Tacoma, Wash.	109
Portsmouth, Va.	98	Tampa, Fla.	101
Providence, R. I.	116	Terre Haute, Ind.	118
Pueblo, Colo.	104	Texarkana, Ark.-Tex.	101
Rapid City, S. Dak.	116	Toledo, Ohio	113
Reading, Pa.	100	Topeka, Kans.	105
Richmond, Va.	97	Trenton, N. J.	116
Ridgewood, N. J.*	122	Troy, N. Y.	110
Roanoke, Va.	95	Tucson, Ariz.	110
Rochester, N. Y.	116	Tulsa, Okla.	108
Rockford, Ill.	119	Utica, N. Y.	116
Rock Island, Ill.	116	Vancouver, Wash.	107
Rome, N. Y.	117	Vermillion, S. Dak.	98
Roselle, N. J.	120	Waco, Tex.	98
Ruston, La.	99	Warren, Ohio	128
Sacramento, Calif.	112	Washington, D. C.	111
Saginaw, Mich.	115	Waterbury, Conn.	106
St. Louis, Mo.	108	Waterloo, Iowa	107
St. Paul, Minn.	114	Waukesha, Wis.	105
St. Petersburg, Fla.	103	Wheeling, W. Va.	115
Salt Lake City, Utah	105	Wichita, Kans.	101
San Antonio, Tex.	103	Wilkes-Barre, Pa.	107
San Diego, Calif.	117	Wilmington, Del.	111
San Francisco, Calif.	106	Winston-Salem, N. C.	76
Santa Barbara, Calif.	120	Woodbridge, N. J.*	119
Santa Monica, Calif.	111	Worcester, Mass.	107
Savannah, Ga.	88	Yakima, Wash.	110
Schenectady, N. Y.	109	York, Pa.	107
Seattle, Wash.	108	Youngstown, Ohio	119
Shaker Heights, Ohio	120		
Shreveport, La.	99		
Sioux Falls, S. Dak.	103	CANADIAN CITIES	
Spokane, Wash.	114	Calgary, Alta.	86
Springfield, Ill.	121	Edmonton, Alta.	93
Springfield, Mass.	115	Hamilton, Ont.	97
Springfield, Mo.	100	Montreal, Que.	85
Springfield, Ohio	105	Ottawa, Ont.	84
State College, Pa.	94	Quebec, Que.	80
Stockton, Calif.	101	Toronto, Ont.	95
Superior, Wis.	104	Vancouver, B. C.	91
		Winnipeg, Man.	95

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